



**FRESENIUS  
KIDNEY CARE**

**Fresenius Kidney Care**

3500 Lacey Road, Downers Grove, IL 60515  
T 630-960-6807 F 630-960-6812  
Email: lori.wright@fmc-na.com

February 7, 2019

**RECEIVED**

FEB 8 2019

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

Ms. Courtney Avery  
Administrator  
Illinois Health Facilities & Services Review Board  
525 West Jefferson, 2<sup>nd</sup> Floor  
Springfield, IL 62761

**Re: Request for Permit Renewal Section 1130.740**  
**Project #16-034, Fresenius Kidney Care Woodridge**  
**Permit Holder: Fresenius Medical Care Naperbrook, LLC, and Fresenius Medical Care Holdings, Inc.**

Dear Ms. Avery:

Fresenius Medical Care Naperbrook, LLC is seeking a permit renewal for Fresenius Kidney Care Woodridge. The \$500 renewal fee will be sent via overnight delivery to arrive February 8, 2018. There has been no change to the size and scope of this project. This report summarizes the status of the project.

Sincerely,

Lori Wright  
Fresenius Medical Care  
Senior CON Specialist



January 22, 2019

**Request for Permit Renewal Section 1130.750**

**Project #16-034, Fresenius Kidney Care Woodridge**

**Permit Holder:** Fresenius Medical Care Naperbrook, LLC, and Fresenius Medical Care Holdings, Inc.

1. **The requested completion date:** *The requested completion date is October 31, 2019.*
2. **a status report on the project detailing what percent has been completed and a summary of project components yet to be finished and the amount of funds expended on the project date**

This project is for the establishment of a 12-station ESRD facility at 7550 Janes Avenue, Woodridge. The project was obligated on May 8, 2017 with the execution of the lease. The facility began operations on December 19, 2018 and is waiting for Medicare certification. The project is 99% complete. It is expected to be complete prior to October 31, 2019.

3. **a statement as to the reasons why the project has not been completed**

The Woodridge facility experienced multiple delays due to developer/contractor errors and lack of diligence during the construction and interior build-out. It took many months for any remaining problems to be corrected after the building was considered complete by the developer. These issues have been resolved and the facility is operating as of December 19, 2019. We are now just waiting for Medicare certification.



4. evidence of financial commitment to fund the project

Sources and Uses of Funds

<b>Project Costs</b>	<b>Allowance/CON</b>	<b>Realized</b>
Modernization	1,249,924	958,073
Contingencies	123,539	0
Architectural/Engineering	134,600	47,969
Moveable & Other Equipment	375,000	365,713
FMV of Leased Space/Equipment	3,793,116	3,793,116
<b>Total Project Costs</b>	<b>\$5,676,179</b>	<b>\$5,164,871</b>
<b>Funding</b>	<b>Allowance/CON</b>	<b>Realized</b>
Cash & Securities	1,883,063	1,371,755
FMV Lease/Equipment	3,793,116	3,793,116
<b>Total funds</b>	<b>\$5,676,179</b>	<b>\$5,164,871</b>

5. Anticipated final cost of the project: *Final cost will be within the permit amount of \$5,676,179.*



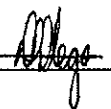
**FRESENIUS  
KIDNEY CARE**

---

Fresenius Medical Care Naperville, LLC

In accordance with Section 1130.740 part c, of the Illinois Health Facilities & Services Review Board rules for renewal of a permit;

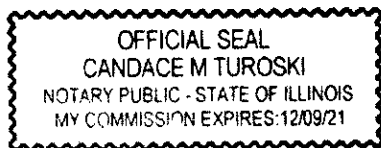
I do hereby certify that the financial resources to fund the project are available and that the project's cost, scope, design, square footage, number of stations are compliant with that which the State Board has approved.

By: 

ITS: Manager

Notarization: Candace M. Turossi  
Subscribed and sworn to before me  
This 7th day of Feb, 2019

Seal





# FRESENIUS KIDNEY CARE

Fresenius Medical Care Holdings, Inc.

In accordance with Section 1130.740 part c, of the Illinois Health Facilities & Services Review Board rules for renewal of a permit;

I do hereby certify that the financial resources to fund the project are available and that the project's cost, scope, design, square footage, number of stations are compliant with that which the State Board has approved.

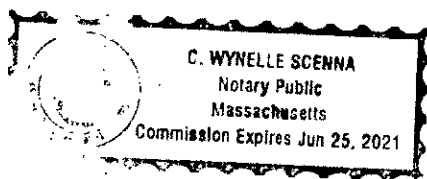
By: \_\_\_\_\_

Bryan Mello  
Assistant Treasurer

ITS: \_\_\_\_\_

Notarization: C Wynelle Scenna  
Subscribed and sworn to before me  
This 22 day of Jan 2019

Seal



OWNER: Net3 (Woodbridge), LLC  
ADDRESS: 220 North Green Street  
Chicago, IL 60607

APPLICATION NO. 5  
PERIOD FROM: April 17, 2018  
TO: September 1st, 2018  
CHANGE ORDERS INCLUDED: #1-8

**CONTRACTOR: HAYCON, INC.**  
**ADDRESS: 1919 E Kilgore Service Rd.**  
**Kalamazoo, MI 49001**

ARCHITECT: Christopher Kidd & Associates, LLC  
ADDRESS: N48W16550 Lisbon Road

~~Change order to contract~~

[illegible][illegible]

Original Contract	#57,122.00
Current Contract - Fraction Ave.	\$18,744.70
Current Contract - 11th Ave.	\$446.28
<b>Total Total Contract</b>	<b>\$69,312.98</b>

That for the purposes of this year, the foregoing orders have been placed and the foregoing performance contracts with and have been furnished materials or have provided labor, or both, for said party. That the amount of such order or subcontracts as so stated above and that does in and to become due them respectively, on account of supplies therefor, for the purpose of certifying to the Department of the Interior and for the purpose of procuring from the General Land Office payments in accordance with the terms of the contract and it is full and true and true and complete statement of all parties furnishing labor or materials, and of amounts paid, due and to become due them.

**Subscribed and sworn before me on this**

## Stamps

to 10 asp  
BIOZ

**Name:** \_\_\_\_\_  
**Notary Public**

2018

**Contractor:**

TH#	Name
1	10/10/10
2	10/10/10
3	10/10/10
4	10/10/10
5	10/10/10
6	10/10/10
7	10/10/10
8	10/10/10
9	10/10/10
10	10/10/10
11	10/10/10
12	10/10/10
13	10/10/10
14	10/10/10
15	10/10/10
16	10/10/10
17	10/10/10
18	10/10/10
19	10/10/10
20	10/10/10
21	10/10/10
22	10/10/10
23	10/10/10
24	10/10/10
25	10/10/10
26	10/10/10
27	10/10/10
28	10/10/10
29	10/10/10
30	10/10/10
31	10/10/10
32	10/10/10
33	10/10/10
34	10/10/10
35	10/10/10
36	10/10/10
37	10/10/10
38	10/10/10
39	10/10/10
40	10/10/10
41	10/10/10
42	10/10/10
43	10/10/10
44	10/10/10
45	10/10/10
46	10/10/10
47	10/10/10
48	10/10/10
49	10/10/10
50	10/10/10
51	10/10/10
52	10/10/10
53	10/10/10
54	10/10/10
55	10/10/10
56	10/10/10
57	10/10/10
58	10/10/10
59	10/10/10
60	10/10/10
61	10/10/10
62	10/10/10
63	10/10/10
64	10/10/10
65	10/10/10
66	10/10/10
67	10/10/10
68	10/10/10
69	10/10/10
70	10/10/10
71	10/10/10
72	10/10/10
73	10/10/10
74	10/10/10
75	10/10/10
76	10/10/10
77	10/10/10
78	10/10/10
79	10/10/10
80	10/10/10
81	10/10/10
82	10/10/10
83	10/10/10
84	10/10/10
85	10/10/10
86	10/10/10
87	10/10/10
88	10/10/10
89	10/10/10
90	10/10/10
91	10/10/10
92	10/10/10
93	10/10/10
94	10/10/10
95	10/10/10
96	10/10/10
97	10/10/10
98	10/10/10
99	10/10/10
100	10/10/10

**It's Authorized Representative**

**FINAL CONDITIONAL WAIVER AND RELEASE OF LIEN**  
(becomes UNCONDITIONAL upon payment)

STATE OF: Missouri  
COUNTY OF: Phelps

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by:  
To furnish:  
For the premises known as:  
Of which the Owner is:

Net 3 Real Estate  
Millwork  
Woodridge IL Woodridge FKC  
Fresenius Medical Care  
Seventy thousand five hundred eighty-two  
dollars and twenty-one cents  
Written amount  
70,582.21

dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State in which the premises is located relating to mechanics' liens, with respect to and on said above described premises, and the improvements thereon, and on the material, fixture, apparatus or machinery furnished, and on the money, funds or other considerations due from the Owner, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises.

Given under my hand signed on this 5<sup>th</sup> day of January, 2018.  
Company: Cohen Architectural Woodworking, LLC

Signature of Authorized Representative:

Printed or Typed Name & Title of Authorized Representative: Nate Cohen Owner

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

**CONTRACTOR'S AFFIDAVIT**

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned, being duly sworn, deposes and says that he/she is the:

of the Company named:  
who is the contractor for the (trade):  
work on the building located at:  
Owned by:

Cohen Architectural Woodworking, LLC  
Millwork  
7550 Janes Avenue, Woodridge, IL  
Fresenius Medical Care

The total amount of the contract including extras is:  
On which he has received payment prior to this payment of:

\$77,710.21  
0.00

That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Names	What For	Contract Price	Amount Paid	This Payment	Balance Due
Cohen Architectural Woodworking, LLC	Millwork	\$77,710.21	\$7,128.00	\$70,582.21	\$0.00
Total Labor and Material to Complete					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Given under my hand signed on this 5<sup>th</sup> day of January, 2018.  
Company: Cohen Architectural Woodworking, LLC

Signature of Authorized Representative:

Printed or Typed Name & Title of Authorized Representative: Nate Cohen Owner

Notary  
Stamp:

Signature of  
Notary: DJB

Subscribed and sworn to before me this 5<sup>th</sup> day of January, 2018

DAVID BEADLES  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Phelps County  
My Commission Expires: March 29, 2021  
Commission #17298584

Net3 Form Document  
Conditional Final Waiver  
All Rights Reserved 2011